



# VILLAGE ACTION REPORT

**PROJECT: Grand Appliance Warehouse Site Plan**

**APPLICANT: Keith Verstegen - Keller**

**PROJECT LOCATION: Lots 14 of the Commerce Park; SE Corner of Limestone Pass and Landmark Drive**

**REPORT DATE: APRIL 16, 2021**

**PROJECT DESCRIPTION:** The applicant, Grand Appliance & TV, is seeking approval of a site plan for a 40,000 sq. ft. warehouse building located on Lot 14 of the Commerce Park (the SE corner of Limestone Pass and Landmark Drive). The facility will house nine employees during normal hours of operation (5:00 a.m. to 7:00 p.m.). Traffic in and out of the site is expected to peak at the beginning and end of the hours of operation. The interior is almost entirely warehouse space with a small office and restroom area. The building exterior will consist of precast concrete panels.

**PLAN COMMISSION MEETING: April 14, 2021**

**STAFF REPORT PROVIDED BY:**  X  Planner,  X  Engineer,      Public Works

**MOTION:** by Schulze (1st), Broom (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

## Planning

1. Sign permits are granted via a separate review process.
2. A waiver is granted for the intrusion into the street side yard due to the significant grade changes on the eastern side of the parcel and given the use of taller prairie grass adjacent to the building in this area provides a stronger visual buffer than a regular turf lawn.
3. The applicant shall implement one of the following options: 1) infill the area between the south end of the parking and the building with a landscaped area to block vehicle travel through the area, 2) remove the two southernmost parking stalls to allow a wider path of travel or shift all of the parking spaces to the north, 3) fill both the area noted in 1) and the two southernmost parking stalls with a landscaped surface.
4. If in the process of further design and construction mechanical units are placed on the roof instead of the ground as shown on the site plan, a diagram shall be provided to staff to demonstrate compliance with screening requirements.

5. A landscaped buffer meeting the requirements of Article V shall be installed by the applicant within 12 months of the removal of the earthen berm on the property to the south or the development of that parcel.

Engineering – Site Plan Comments

1. Verify the door entrances between the site plans and floor plans. The floor plans and elevations show an egress door on the east and south sides of the building where the site plan shows an egress door on the west side of the building. The west entrance on the site plan has grades well above the finish floor elevation. The ease side may be difficult due to grades and allow a concrete landing outside an entrance.
2. The Owner/Contractor shall contact the property owner to the east and let them know of the grading on their property. The grading is contained within the shared drainage easement for the purpose being shown on the plans.
3. Verify the handhole shown at the northwest corner of the site will be out of the proposed sidewalk and ramp.
4. Verify the safety of the main building entrance and the handicap parking. Asphalt is shown to the building entrance with no demarcation of a sidewalk along the building. Concern is with pedestrians leaving the building at the same time as someone is pulling into the stall and appears that a conflict could exist.
5. Verify that someone parked in the southeast most parking stall could maneuver to exit the parking if a truck were parked at the loading dock directly east of the parking.

Stormwater Comments

1. MSA would recommend Scour Stop in lieu of rip rap at the outfall for ease of maintenance since it is within the easement area.
2. Verify the overall grading of the entrance location. It appears a good amount of the site could exit through the entrance drive onto Limestone Pass and not through the flume on the east side of the drive. Curb and an inlet could be added at the west side of the drive entrance to collect water and discharge to the swale.
3. Verify the capacity of the flume to handle the 100-year storm event runoff from the parking area.
4. Verify the capacity of the ditch to handle the 100-year storm event. The 24-inch pipe should handle at minimum the 10-year event but verify the 100-year event overtops to the roadway prior to the property to the east or has capacity for the large event.

**VOTE:** 7 Aye, 0 Nay, 0 Abstain

**APPLICANT COMMENTS:**

- (Keith Verstegen - Keller) – provided an overview of the project, including the challenging terrain.
- (Colin Maisel – Ruekert & Mielke) – provided additional information on engineering aspects of the project.
- (Jesse Moffitt – Grand Appliance) – available for questions.

**PLAN COMMISSION COMMENTS:**

- (Jushchyshyn) – asked for clarification about grading at the loading dock. Maisel verified the pavement at the dock was not below the rest of the parking lot.
- (Jushchyshyn) – asked about amount of truck traffic. Moffitt explained there would be 4 to 5 semi deliveries in a typical day. Nine or ten delivery trucks would leave early and return late.
- (Jushchyshyn) – would delivery trucks be parked outside overnight? Moffitt confirmed they would.
- (Sale) – asked how many employees there would be. Moffitt replied about nine in the building during business hours and sixteen to twenty delivery drivers who are on site early and late. Most employees would move from DeForest facility, but some are likely to be new.
- (Ratcliff) – thanked the company and asked them why they selected Cottage Grove. Moffitt said they would be closer to their customer base, they are headquartered in Racine which is easily accessed from I-94, and they feel staffing will be easier.

**PUBLIC COMMENTS:**

- None

**STAFF COMMENTS:**

- See staff reports and as noted above.

**ARCHITECTURAL REVIEW COMMITTEE MEETING: April 16, 2021**

**STAFF REPORT PROVIDED BY:**  X  Planner,  X  Engineer,      Public Works

**MOTION:** by Hackel (1st), Wolf (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the conditions as follows:

1. All of the Planning and Engineering conditions applied by the Plan Commission as noted above.
2. Planning condition #3 above shall be amended to note that the drive aisle south of the central parking spaces shall be at least 24' or the area shall be converted to a landscaped island to block traffic.
3. Curb and gutter shall be provided around the proposed parking lot.

**VOTE:**  3  Aye,  0  Nay,  0  Abstain

**APPLICANT COMMENTS:**

- (Keith Verstegen - Keller) – provided an overview of the project, including the challenging terrain.
- (Colin Maisel – Ruekert & Mielke) – provided additional information on engineering aspects of the project.
- (Jesse Moffitt – Grand Appliance) – available for questions.

**ARCHITECTURAL REVIEW COMMITTEE COMMENTS:**

- (Hackel) – asked about landscaping points. Ruth replied the landscaping was sufficient with the noted exception of the landscaping buffer on the south side which is addressed in one of the approval conditions.
- (Hackel) – Noted that the rip rap slope will require maintenance to prevent weeds.
- (Williams) – likes the use of oak trees and prairie grass.
- (Hackel) – asked if the colors are accurate on the renderings. Moffitt replied that is the intention. They match the colors used on their headquarters building.
- (Hackel) – asked for details about the roof. Verstegen noted there is a 15’ difference between grade and the roof at the SW corner. The roof is metal sloping down to the east.
- (Hackel) – in addition to the conditions would like to see 24’ drive aisle south of the central parking, or an island to block vehicular passage. Also would like curb and gutter around parking lot.

**PUBLIC COMMENTS:**

- None

**STAFF COMMENTS:**

- See staff reports and as noted above.

**VILLAGE BOARD MEETING: April 20, 2021**

**STAFF REPORT PROVIDED BY:**  X  Planner,  X  Engineer,      Public Works

**MOTION:** by Allen (1st), Vande Velde (2nd)

The Site Plan was APPROVED WITH CONDITIONS, with the same conditions as those applied by the Plan Commission and Architectural Review Committee as listed above.

**VOTE:**  7  Aye,  0  Nay,  0  Abstain

**APPLICANT COMMENTS:**

- (Keith Verstegen - Keller) – provided an overview of the project, including the challenging terrain.
- (Colin Maisel – Ruekert & Mielke) – provided additional information on engineering aspects of the project.
- (Jesse Moffitt – Grand Appliance) – provided overview of company.

**VILLAGE BOARD COMMENTS:**

- (Vande Velde) – asked about truck traffic. Moffit explained the anticipated traffic pattern.
- (Murphy) – asked about the rear elevation. Versteegen noted the existing berm and the prairie grass and trees.

**PUBLIC COMMENTS:**

- None

**STAFF COMMENTS:**

- See staff reports and as noted above.